

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, June 19, 2018, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton & Vannoy, Messrs. Bragg, Rosatone, Ruppen & Stuber

Absent: Messrs. Economos, Farmer and Mitch

Staff: Lance Grable Director, B C Office of Planning and Redevelopment - Absent – on vacation
Joseph C. West Planning Director & Asst. Director of BC Office of Planning & Redevelopment
Susan M. Jamery Senior Administrative Assistant
Frank Vescio Planning Assistant/GIS Coordinator
Dan Distler Environmental Planner/Redevelopment Specialist
Intern Sarah Franssen

Solicitor: Attorney Sam Orr

Guests: Sandie Egley, of BOC, Steve McCloud, of United Steelworkers, Katie Staudenmeier, of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Bragg and seconded by Ms. Charlton to approve the minutes of the 5-15-18 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Staff met with Erin at SPC regarding Phase II Stormwater Management Plan.

Floodplain – Nothing to report.

EPA Brownfields Coalition Assessment Grant –5-17-18 received email from Sean Garrigan of SGA regarding grant funding reallocations.

GIS Update – staff is finishing up building footprints and discussed changes to the BC Zoning Website.

Eagle View Pictometry- We were informed via email on 5-25-18 from Eagle View that they are done flying for this year and any re-fly areas will be done next spring. 6-6-18 telephone training was attended by staff of - OPR, Assessment Office, & Emergency Serv.

Another class will be scheduled for 6-26-18 for the end users in County Government. Frank did a brief demonstration at the meeting.

Appalachian Regional Commission (ARC) – On 6-15-18 Joe attended the ARC Project Review/ Presentations/Rankings meeting at SPC.

Freight Plan – Nothing to report.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report. Staff continues to seek funding for this project.

Subdivision Ordinance – Joe has created a draft ordinance for Midland Boro and has created a template for the smaller municipalities without a subdivision ordinance that they can use as a “draft model ordinance”.

Census 2020 – Nothing to report.

Transportation – On 6-12-18 Joe & BCPC Board members and Lisa Signore of BC Comm Dev attended a workshop regarding creating the region’s new Transportation & Development Plan.

NEW BUSINESS **Development**

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Harmony Ridge Woodland Subd, Harmony Twp - 2 Lots - After staff’s review, a motion was made by Mr. Stuber and seconded by Mr. Bragg to accept staff comments and forward to Harmony Township. Motion carried unanimously.

Subdivisions for Review and Report (Major)

Verizon Consolidation Plan	BC Branch Keystone Blind Assn Pl	James Cordan Plan	George/Ewing Plan
Ambridge Boro 3 Lots	Beaver Falls 3 Lots	North Sewickley Twp 6 Lots	Raccoon Twp 4 Lots

After staff’s review, a motion was made by Ms. Charlton and seconded by Mr. Ruppen to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Mark Taylor Pl	Berger-Reese Plan	Kammerdeiner & O’Toole Pl	Rupnik Plan
Beaver Falls City	Greene Twp	Hopewell Twp	Hopewell Twp

Todd Bonzo Pl	Kozora Plan	Miller Lot Line Rev	Luketic/Druzak Pl
New Sewickley Twp	North Sewickley Twp	Potter Twp	Raccoon Twp

Proposed Land Developments

1) Beaver Falls City – BC Assn for the Blind LD, 2) Greene Twp – PTV 1022 Hookstown Dollar General Store LD, 3) Raccoon Twp – PTV 1020 – Aliquippa Dollar General Store LD, 4) South Beaver Twp – Nixon Station Pod LD - After staff's review, a motion was made by Mr. Stuber and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Beaver Boro - After staff's review, a motion was made by Mr. Ruppen and seconded by Mr. Stuber to accept staff comments and forward to Beaver Boro. Motion carried unanimously

Proposed Agricultural Security Area

Raccoon Twp - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Bragg to accept staff comments and forward to Raccoon Twp. Motion carried unanimously

Notifications

Air Quality Permits

Marion Twp – Veka Inc. – facility located at 100 Veka Drive, Fombell, PA.

Encroachment Permits

Brighton Twp – Beaver County – Bradys Run Park – Pedestrian Bridge
Darlington Twp – PA Power Co – Darlington Substation Emergency Stream Bank Stabilization Project.
Economy Boro – Columbia Gas of PA – Golden Grove Pipeline Installation Project.
New Sewickley Twp – ETC Northeast Pipeline, LLC – Freedom to Revolution 16" Pipeline Project
New Sewickley Twp – PennEnergy Resources, LLC – B24to B22 Temporary Waterline Project
Potter Twp – Air Liquide USA LLC – Nitrogen Gas Pipeline Project

Mining Permits

Greene Twp – Rosebud Mining Company – Stage 1, 2 & 3 completion report – Beaver Valley Mine (CMAP No 04971301)

NPDES Permits

Ambridge Boro – NCI Group, Inc. dba CENTRIA – Replace wastewater treatment system Project
Greene Twp – Hookstown Dollar General Store – Hookstown Dollar General Store Project
Midland Boro – Midland Boro Municipal Auth – Midland Boro Sewage Treatment Facilities Project
Potter Twp – Air Liquide USA LLC – Nitrogen Gas Pipeline Project

Oil & Gas Permits

New Sewickley Twp – ETC Northeast Pipeline, LLC – Freedom to Revolution 16" Pipeline Project
New Sewickley Twp – PennEnergy Resources, LLC - PER B1 Well Pad Project

Railroad Permits

Franklin Twp – Zito Media Communications, LLC – alter crossing (145-821G) Buffalo & Pittsburgh Railroad Inc.

Public Water Supply Permits

Potter Twp – Center Twp Water Auth – Wagner Rad. Waterline Extension Project

Water Quality Management – Part II Permits

Center & Potter Twps – Castlebrook Development Group, LLC – The Bluffs at Glade Path Lift Station Project

Other:

Duquesne Light– re: letter of notification-relocate/construct approx. 0.91 mi of double circuit 138 kV transmis line in Potter, Brighton & Vanport
Range Resources Appalachia LLC – water management amendment application approval – Potter, Independence & Midland

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Conway Boro – Community Playground Rehab Project 2018 – Greenways, Trails & Rec Program Grant (R)
- Beaver Area School District – Existing Indoor Aquatics Facility Project – Beaver Boro (R)
- BC CDBG Program – FY 2018 water & sewer projects – Aliquippa, Baden and Midland (R)
- Castlebrook Development Group LLC – The Bluffs at Glade Path Lift Station Project – Center & Potter Twps (R)

A motion was made by Mr. Stuber and seconded by Ms. Charlton to accept/ratify the above letters and the motion carried unanimously.

Miscellaneous/Informational

- 4-30-18 Letter from BOC to PennDOT – RE: citizens concerned about traffic lights on SR 68 in Beaver

Adjournment

There being no further business, Mr. Bragg made the motion to adjourn and Mr. Stuber seconded. Motion carried unanimously and the meeting was adjourned.